

**DEPARTMENT OF TRANSPORTATION**

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Governor's Office of Planning &amp; Research



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**August 04 2021****STATE CLEARINGHOUSE**

August 4, 2021

Maciel Medina  
City of Burbank  
Community Development Department, Planning Division  
150 North Third Street  
Burbank, CA 91502

RE: Burbank Aero Crossings Project – Draft  
Sustainable Communities Environmental  
Assessment (DSCEA)  
SCH # 2021070154  
GTS # 07-LA-2021-03653  
Vic. LA-5/PM: 31.324

Dear Maciel Medina:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced DSCEA. The Project would construct a new mixed-use development on an approximately 10.43-acre site located at 2311 N. Hollywood Way within the City of Burbank. The Project Site is developed with an existing Fry's Electronics Store and associated surface parking. The Project would construct a mixed-use development with 151,800 square feet of office uses, 9,700 square feet of restaurant uses, and 862 residential units (including 12 live/work units and 80 Very Low-Income units) within four proposed buildings. In total, the Project would include a building area of 937,613 square feet and would have a Floor Area Ratio (FAR) of 2.1. It would also provide a total of 1,613 vehicular parking spaces within three parking structures and a small surface parking area. The City of Burbank is the Lead Agency under the California Environmental Quality Act (CEQA).

The project is located approximately 1.4 miles from the Interstate 5 (I-5) ramps at N Hollywood Way. It is also located approximately 0.10 miles southeast of the Burbank Airport – South Metrolink Station, which means it is within a Transit Priority Area (TPA). From reviewing the DSCEA, Caltrans has the following comments.

Please clarify how much parking is required for this project per the Burbank Municipal Code (BMC). In Table 2-1, "Proposed Development Program", it states that the total amount of spaces required is 919. In contrast, in Appendix A of the Transportation Study, it states that 2,085 spaces are required. Caltrans is requesting clarification on this because as mentioned in the environmental document, if a project is in a TPA and provides more parking than required, a presumption of less than significant for Vehicle Miles Traveled (VMT) impact may not be appropriate.

If the amount of parking provided for this project exceeds the minimum required based on the BMC, please provide a more detailed VMT analysis for this project. If it does not, then we concur with the finding that this project should have a less than significant VMT impact.

The following information is included for your consideration. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Furthermore, Caltrans encourages Lead Agencies to implement Transportation Demand Management (TDM) strategies that reduce VMT and Greenhouse Gas (GHG) emissions. Thus, Caltrans supports the TDM strategies this project has incorporated, such as the bicycle parking spaces and pedestrian network improvements. For more TDM options to include in this project to further reduce its VMT impact, please refer to:

- The 2010 *Quantifying Greenhouse Gas Mitigation Measures* report by the California Air Pollution Control Officers Association (CAPCOA), available at <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>, or
- *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8) by the Federal Highway Administration (FHWA), available at <https://ops.fhwa.dot.gov/publications/fhwahop12035/index.htm>.

Also, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. Caltrans recommends that the project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

If you have any questions about these comments, please contact Emily Gibson, the project coordinator, at [Emily.Gibson@dot.ca.gov](mailto:Emily.Gibson@dot.ca.gov), and refer to GTS # 07-LA-2021-03653.

Sincerely,



MIYA EDMONSON  
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse